



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*:

* _____ Name _____ Title / Organization _____

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE:

(Optional) _____ Name _____ Title / Organization _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

STREET ADDRESS: _____

TAX PARCEL #: _____ ACREAGE: _____ ZONING DESIGNATION: _____

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE: _____

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the “standards” questions on page 2 of this application (you must answer “why” you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for “sufficiency” pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be “insufficient”, the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for “sufficiency” at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ ‘Public Hearing’ signs are acknowledged as received by the applicant

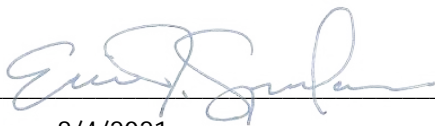
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is _____ or is not _____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



8/4/2021

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

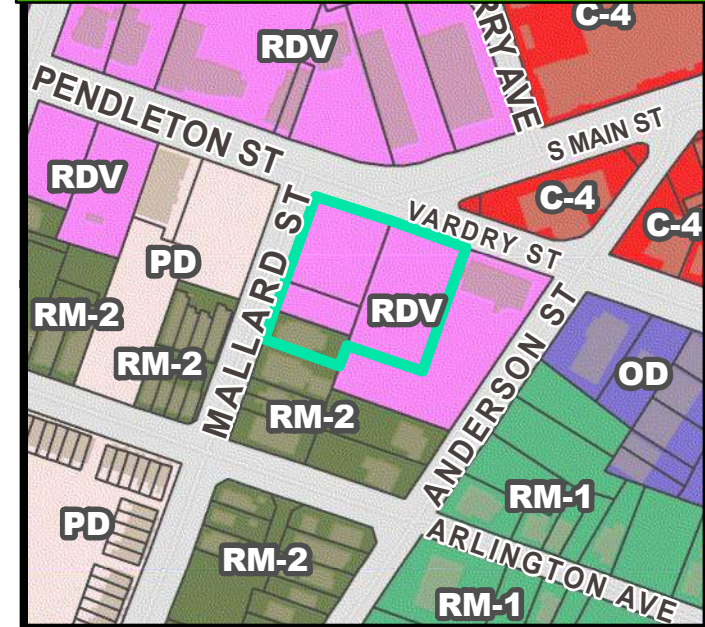
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

S 21-634 • 515 PENDLETON STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

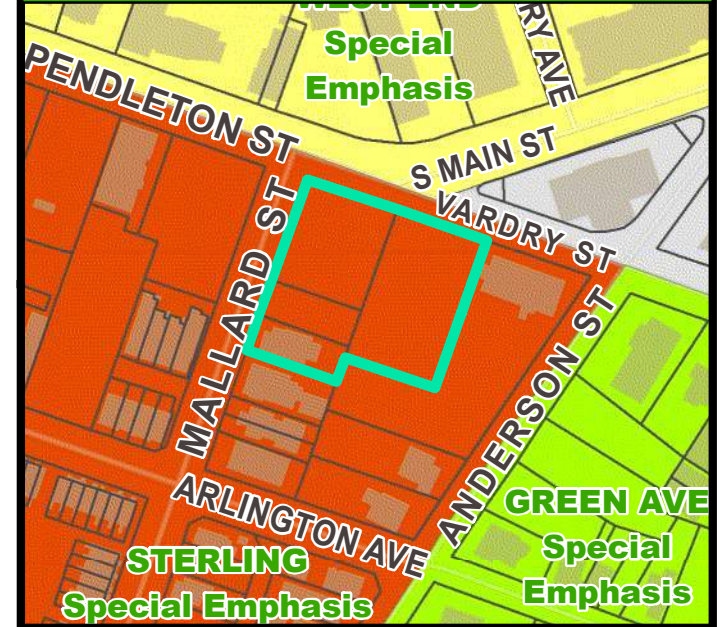


S 21-634 • 515 PENDLETON STREET

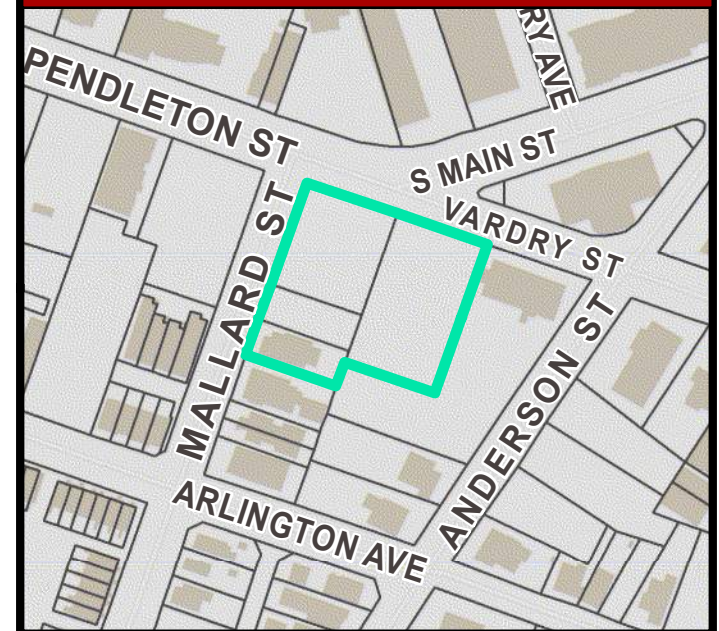
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



SHARED PARKING TABLE PER TABLE 19-6.1-7				
WEEKDAY-DAY	WEEKDAY-EVENING	WEEKEND-DAY	WEEKEND-EVENING	NIGHTTIME
37 SPACES	52 SPACES	49 SPACES	51 SPACES	39 SPACES

SITE DATA:

LAND AREA = 1.31± ACRES

ZONING = RDV

BUILDING FOOTPRINT = 16,910± S.F.

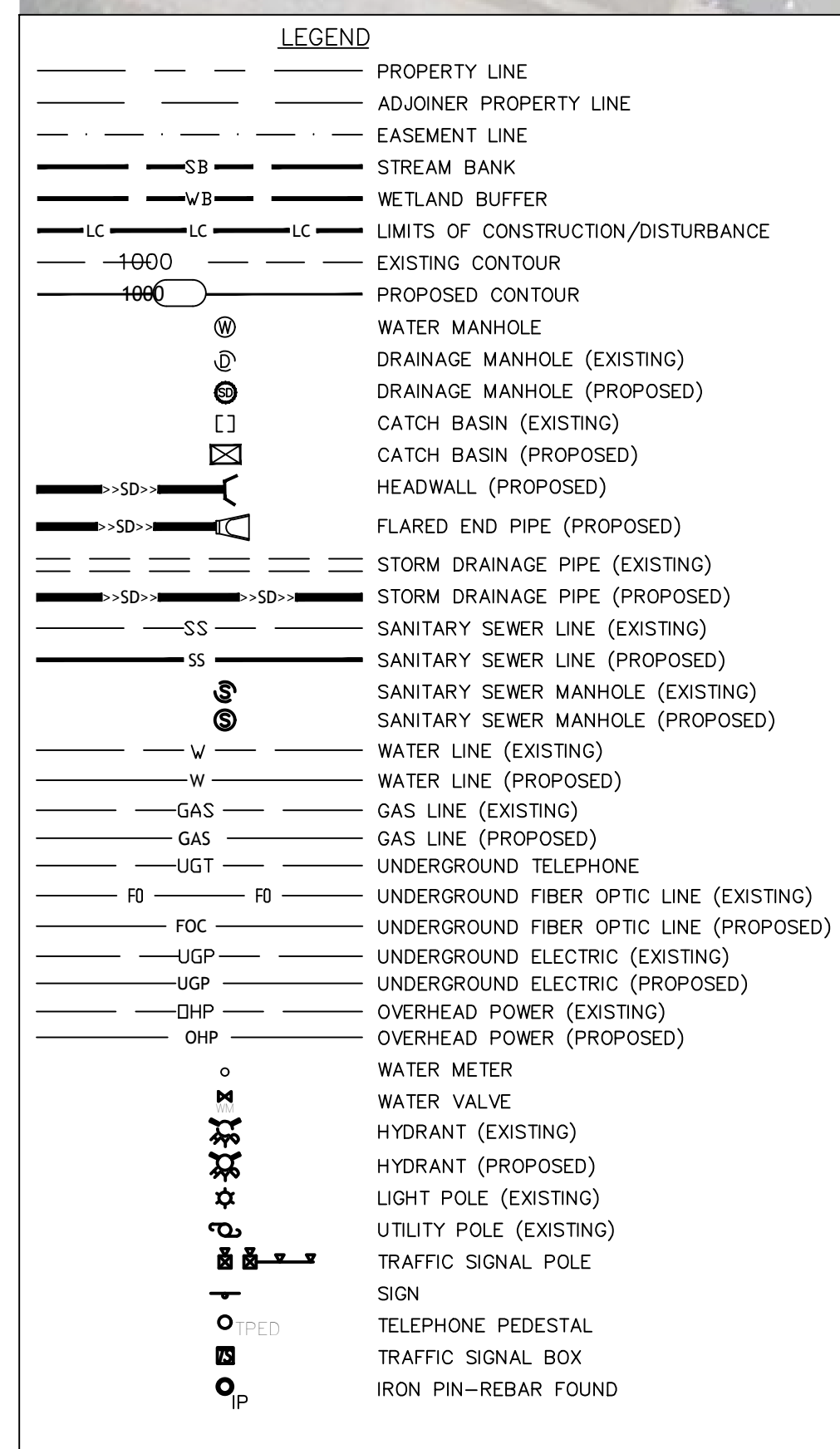
GROSS FLOOR AREA = 48,000± S.F.

RESTAURANT W/ DT = 2,546± S.F.

OFFICE = 10,400± S.F.

RESIDENTIAL = 24 UNITS

PARKING = 53 SPACES



VACANT LOT
ZONING: PD

RESTAURANT
ZONING: RDV

COMMERCIAL
ZONING: RDV

SIGNALIZED INTERSECTION

PROPOSED MEDIAN

ST. PAUL UMC
ZONING: C-4

RIGHT-OUT ONLY
FINAL CONFIGURATION TO
BE REVIEWED AND
APPROVED BY S.C.D.O.T.

UNITED MINISTRIES
ZONING BOARD

VEHICLE EXIT
DURING
OFF-PEAK
FOR DRIVE-THRU

VEHICLE STACKING PER TABLE
19-6.1-5 OF C.O.G. LAND
MANAGEMENT ORDINANCE

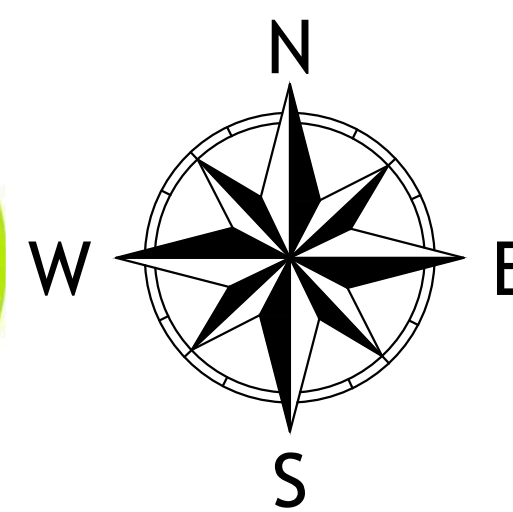
BYPASS LANE

FAMILY
: RM-2

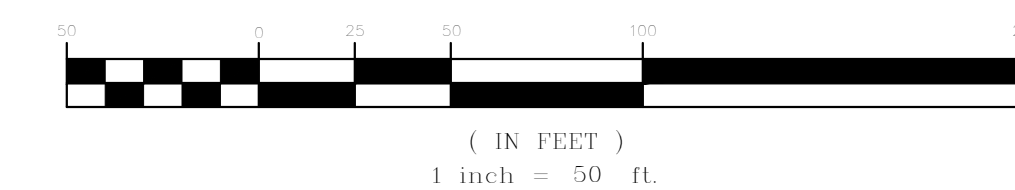
SCREEN WALL AND BUFFER
SHALL MEET SECTION 19-6.2 OF C
LAND MANAGEMENT ORDINANCE

SINGLE-

SITE PLAN NOTE: THIS PLAN IS SUBJECT TO REVIEW BY AUTHORITIES HAVING JURISDICTION AND SUBJECT TO CHANGE DUE TO CODES, TITLE RESTRICTIONS, AND REVIEW COMMENTS.



GRAPHIC SCALE



Project Number: ----
 DWG Name: 2020-120 bcta.dwg
 Drawing Scale: as noted
 Date of Project: ----
 Engineer of Record:

blue
civil design, llc
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
 SC CQ4212 - GA PE0075865
 NC P0868 - AL CA4065E

**515 PENDLETON
MIXED-USE**
515 Pendleton Street
Grenville, South Carolina

[illegible]

SITE PLAN
ZOOM OUT

SP-3.1

Matt Lonnerstater

From: Eric Speckman <eric.speckman@beauxwright.com>
Sent: Friday, August 20, 2021 3:00 PM
To: Matt Lonnerstater
Cc: Kris Kurjiaka; Mike MacNabb
Subject: Re: 515 Pendleton Street Drive Through - Additional Questions for Special Exception Permit - S 21-634

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Yes, please feel free to forward. Thank you Matt

Sent from my iPhone

On Aug 20, 2021, at 10:17 AM, Matt Lonnerstater <mlonnerstater@greenvillesc.gov> wrote:

Thank you, Eric.

To confirm, can I forward your message onto the Board of Zoning appeals as part of the public record?

Best,

Matthew D. Lonnerstater, AICP
Development Planner | Planning & Development
MLonnerstater@greenvillesc.gov | www.greenvillesc.gov
864-467-6681

<image001.jpg>

From: Eric Speckman <eric.speckman@beauxwright.com>
Sent: Friday, August 20, 2021 9:56 AM
To: Matt Lonnerstater <mlonnerstater@greenvillesc.gov>
Cc: Kris Kurjiaka <kkurjiaka@greenvillesc.gov>; Mike MacNabb <mike@bluwatercivil.com>
Subject: RE: 515 Pendleton Street Drive Through - Additional Questions for Special Exception Permit - S 21-634

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hi Matt, the proposed tenant that requires a drive through is a local coffee shop. The drive through is crucial to the success of their business and in the wake of the pandemic, it has become more important to have the ability to provide customers with a minimal touch experience. The coffee shop serves approximately 10 drive through customers per hour at their other location.

We are excited about the opportunity to transform this former gas station into a property that complements and enhances the neighborhood. Our goal for the first floor commercial space is to provide the area with some walkable amenities and we are focused on finding local Greenville businesses. In addition to coffee, we are actively seeking a small market/bodega that would provide the neighborhood with an option for groceries.

Please let me know if you have any questions or if I can provide any additional information.

Thanks,
Eric

From: Matt Lonnerstater <mlonnerstater@greenvillesc.gov>
Sent: Wednesday, August 18, 2021 9:42 AM
To: Eric Speckman <eric.speckman@beauxwright.com>
Cc: Kris Kurjiaka <kkurjiaka@greenvillesc.gov>; Mike MacNabb <mike@bluewatercivil.com>
Subject: 515 Pendleton Street Drive Through - Additional Questions for Special Exception Permit - S 21-634
Importance: High

Good morning, Eric:

This morning, staff met internally to discuss your Special Exception application for a drive-through use at 515 Pendleton Street – SPEX # 21-634.

Staff has a few additional questions relating to the proposed use:

- 1) Can you provide a formal statement regarding the proposed tenant? At minimum, could you provide the type of restaurant tenant proposed (e.g. coffee/sandwich/chicken)?
- 2) Can you provide a drive-through traffic generation count for the proposed user? For example, if the tenant has existing drive-throughs in other locations, could you reach out to them to find out average drive-through uses per hour?

Any additional information that you can formally provide will help the Board of Zoning Appeals to make an informed decision.

Please be informed that, unless otherwise noted, we will forward your responses onto the Board of Zoning Appeals as part of the public record.

Thank you,

Matthew D. Lonnerstater, AICP
Development Planner | Planning & Development
MLonnerstater@greenvillesc.gov | www.greenvillesc.gov
864-467-6681

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